033.0	0001	0020.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,500 /	599,500
					USE VALUE:	599,500 /	599,500
					ASSESSED:	599,500 /	599,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OKANE CAROL A &
Owner 2:	OKANE VALERIE
Owner 3:	
Street 1:	15 GARDNER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CIAMPA MARY L & ROBERT TRS -
Owner 2:	CIAMPA TRUST -
Street 1:	15 GARDNER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,281 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 2060 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6281.000	210,100		389,400	599,500
Total Card	0.144	210,100		389,400	599,500
Total Parcel	0.144	210,100		389,400	599,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.02 | /Parcel: 291.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 22610

GIS Ref

GIS Ref

Insp Date 11/16/18

!2700!

PREVIOUS ASSESSMENT

Parcel ID 033.0-0001-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	210,100	0	6,281.	389,400	599,500	599,500	Year End Roll	12/18/2019
2019	101	FV	182,700	0	6,281.	352,900	535,600	535,600	Year End Roll	1/3/2019
2018	101	FV	182,700	0	6,281.	334,600	517,300	517,300	Year End Roll	12/20/2017
2017	101	FV	182,700	0	6,281.	292,000	474,700	474,700	Year End Roll	1/3/2017
2016	101	FV	182,700	0	6,281.	249,500	432,200	432,200	Year End	1/4/2016
2015	101	FV	181,700	0	6,281.	231,200	412,900	412,900	Year End Roll	12/11/2014
2014	101	FV	181,700	0	6,281.	191,700	373,400	373,400	Year End Roll	12/16/2013
2013	101	FV	181,700	0	6,281.	182,500	364,200	364,200		12/13/2012

PRINT

Date	Time
12/10/20	18:03:42

LAST REV

Date	Time
04/02/19	14:31:13

apro

PAT ACCT. 2700

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA MARY L &	62705-342		9/27/2013		395,000	No	No		
CIAMPA MARY	26878-404		12/4/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	22610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
1/16/2009	Meas/Inspect	336	PATRIOT
2/22/2000	Meas/Inspect	264	PATRIOT
8/10/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6281		Sq. Ft.	Site		0	64.	0.97	3									389,394						389,400	

Total AC/HA: 0.14419 | Total SF/SM: 6281 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 389,394 | Spl Credit | Total: 389,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304426
Depreciation:	94372
Depreciated Total:	210054

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

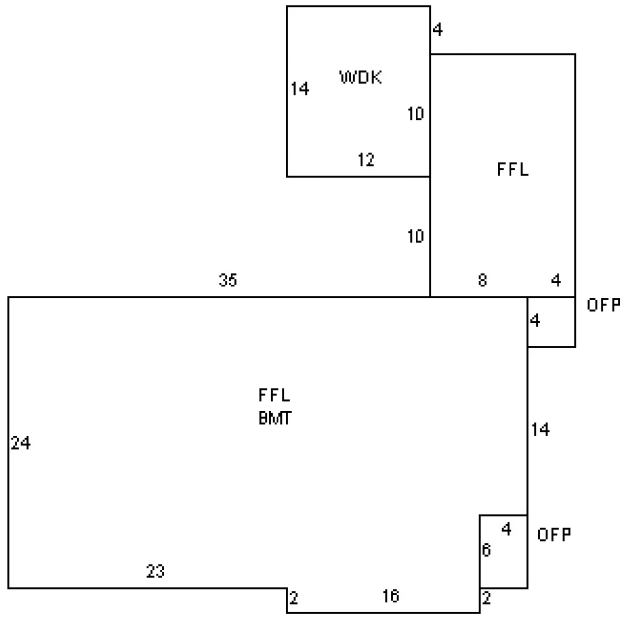
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	83.11
Final Total:	210100	Val/Su SzAd	164.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,280	128.240	164,144
BMT	Basement	1,040	57.230	59,515
WDK	Deck	168	11.950	2,008
OFP	Open Porch	40	44.000	1,760

Net Sketched Area:	2,528			Total:	227,427
Size Ad	1280	Gross Are	2528	FinArea	2060

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0001-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	